

This Instrument was prepared, without benefit of title exam or survey by:

SMITH, LISEBY & DOWDY  
P. O. Box 155  
Centreville, AL 35042

\$ 10,000.00

STATE OF ALABAMA

\$

WARRANTY DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we,

**BOBBY JOE KILLINGSWORTH, an unmarried man,  
and BRENDA J. ELLISON (formerly Brenda  
J. Killingsworth), a married woman,**

herein referred to as Grantors, do grant, bargain, sell and convey unto

**WALTER LEE STEPHENS,**

herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East, thence run North along the West line of said section a distance of 1334.60 feet to the Northwest corner of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 654.84 feet; thence turn an angle of 114 deg., 05 min. to the right and run a distance of 173.50 feet; thence turn an angle of 88 deg. 54 min. to the left and run a distance of 321.15 feet to a point on the West R.O.W. line of Shelby County Highway #21; thence turn an angle of 69 deg. 09 min. to the right and run along the West R.O.W. line of said highway a distance of 300.00 feet; thence turn an angle of 5 deg. 20 min. to the left and continue along the West R.O.W. line of said highway a distance of 579.25 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to a point on the south line of Section 8, Township 24 North, Range 13 East; thence turn an angle of 65 deg. 01 min. to the right and run west along the south line of said section a distance of 654.75 feet to the point of beginning. Situated in the

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09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
BOS MCD 28.50

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Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) and in the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

Parcel #1

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East, thence run North along the West line of said section a distance of 955.00 feet; thence turn an angle of 91 deg. 10 min. to the right and run a distance of 1117.96 feet to the West R.O.W. line of a paved County Highway; thence turn an angle of 63 deg. 44 min. to the right and run along said R.O.W. line a distance of 349.95 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to the South line of Section 8; thence turn an angle of 65 deg. 01 min. to the right and run West along the South line of said section a distance of 954.75 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

Parcel #2

Commence at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8, a distance of 1334.60 feet; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 284.84 feet to the point of beginning; thence continue in the same direction a distance of 185.00 feet to the corner of the Willie Lee Johnson lot; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 197.00 feet; thence turn an angle of 97 deg. 05 min. 48 sec. to the right and run a distance of 175 feet; thence turn an angle of 85 deg. 38 min. 05 sec. to the right and run a distance of 100 feet to the point of beginning. Situated in the West 1/2 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

ALSO an easement for a driveway described as follows:

Commence at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8, a distance of 1334.60 feet; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.84 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet to the point of beginning; thence turn an angle of 114 deg. 05 min. to the left and run a distance of 185 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 10.95 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 190.00 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 12.00 feet to the point of beginning; Situated in the W 1/2 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

Parcel #3

A tract of land located in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East; thence turn North along the West line of said section a distance of 1334.60 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of said section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.34 feet for the point of beginning of the property herein described; from the point thus obtained continue along the said line described above for a distance of 185 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet; thence turn an angle of 65 deg. 55 min. to the right and travel southwesterly 185 feet; thence turn an angle of 114 deg. 05 min. to the right and travel in a Northerly direction 185 feet to the point of beginning of the property herein conveyed.

Louis A. Knowles and Dorothy Jeannette Knowles also do hereby convey unto Willie Lee Johnson a right of way across other land of Louis A. Knowles and Dorothy Jeannette Knowles for ingress and egress, the said right of way being a uniform width of eleven and one-half feet with the South side of the right of way



beginning and touching the Southeast corner of the property described above and conveyed above the said right of way shall continue from point to the Shelby County Highway #21, 321 feet, more or less, east of the parcel of property described.

GRANTOR BRENDA J. ELLISON WARRANTS THAT THE SUBJECT PROPERTY DOES NOT CONSTITUTE HER HOMESTEAD NOR THE HOMESTEAD OF HER SPOUSE.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, his heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hands and seals, this 14<sup>th</sup> day of March, 1996.

Bobby J. Killingsworth (L.S.)  
BOBBY JOE KILLINGSWORTH

Brenda J. Ellison (L.S.)  
BRENDA J. ELLISON (formerly  
Brenda J. Killingsworth)

THE STATE OF ALABAMA

COUNTY OF

Bibb

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **BOBBY JOE KILLINGSWORTH**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 14<sup>th</sup> day of March, 1996.

Betty McKee  
NOTARY PUBLIC

My Commission Expires: 5/6/99

THE STATE OF ALABAMA

COUNTY OF

Bibb

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **BRENDA J. ELLISON (formerly Brenda J. Killingsworth)**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 14<sup>th</sup> day of March, 1996.

Betty McKee  
NOTARY PUBLIC

My Commission Expires: 5/6/99

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